

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
MAY 15, 2013**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 P.M., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

**PRESENT: Cone, Carpenter, Laffoon, Guarino, Shafer, Connor**

**ABSENT: Zuniga, Valenzuela, Salas, Rodriguez**

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- |                       |                             |
|-----------------------|-----------------------------|
| 1. Case No. 2013-130  | Mission Trail at Espada Rd. |
| 2. Case No. 2013-131  | 200 N. Main                 |
| 3. Case No. 2013-128  | 3203 S. Presa               |
| 4. Case No. 2013-129  | 649 Delmar                  |
| 5. Case No. 2013-137  | 310 Elmhurst                |
| 6. Case No. 2013-135  | 3310 San Pedro              |
| 7. Case No. 2013-136  | 250 Washington              |
| 8. Case No. 2013-126  | 441 E. Cesar Chavez         |
| 9. Case No. 2013-127  | 4919 Charles Katz Dr.       |
| 10. Case No. 2013-139 | 901 Rigsby                  |
| 11. Case No. 2012-282 | 233 Claudia                 |
| 12. Case No. 2013-082 | 206 W. Hollywood            |
| 13. Case No. 2013-133 | 801 E. Cesar Chavez         |
| 14. Case No. 2013-127 | 200 W. Rosewood             |
| 15. Case No. 2013-069 | 124 City St.                |

Commissioner Carpenter pulled items 2, 8, 12, and 15 from the Consent Agenda to be heard under Individual Consideration.

Item 9 reset by staff.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer to approve the remaining cases on the Consent Agenda based staff recommendations.

**AYES: Cone, Carpenter, Laffoon, Guarino, Shafer, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**2. HDRC NO. 2013-131**

Applicant: San Antonio Bike Share

Address: 200 N. Main

The applicant is requesting a Certificate of Appropriateness for approval to:

Install a B-cycle bike share kiosk, docks and bicycles at 200 N. Main. The proposed kiosk will be placed on an existing concrete surface and will not be bolted. It will use only solar power, if possible, and will contain 1 kiosk with 10 docks and 5 bikes. The station will be single-sided and 21 feet long by 6 feet wide.

**FINDINGS:**

- a. This proposed B-cycle kiosk will not negatively impact the site or permanently alter the façade of any building.
- b. The proposed kiosk will improve accessibility in the downtown core of San Antonio.

Staff recommends final approval as submitted based on these findings.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer as submitted based on findings a and b.

**AYES:** Cone, Carpenter, Laffoon, Guarino, Shafer, Connor

**NAYS:** None

**THE MOTION CARRIED.**

**8. HDRC NO. 2013-126**

Applicant: Nic Whittaker

Address: 441 E. Cesar Chavez

The applicant is requesting conceptual approval to construct a 350-unit apartment complex at the corner of St. Mary's and E Cesar Chavez along the banks of the San Antonio River. The building would be predominately five stories high with a three-story building on the corner of St. Mary's and E Cesar Chavez. An integrated parking garage would have some exposure to St. Mary's and would be two stories taller than the complex itself. The proposed materials palette consists of charcoal-colored brick, beige brick, terra cotta tile, stucco, metal and cedar panels and hardie siding. This project would constitute the demolition of the existing Univision building; the existing telecommunications tower and other utility structures would remain at the corner of the property in a screened telecommunications yard.

**FINDINGS:**

a. This case was reviewed by the Design Review Committee on March 26, 2013. At that meeting, it was noted that the riverside treatment of the property was an important aspect of the project. Overall, the materials selection was met favorably, but there was some concern over the extensive use of dark brick in the project. The commissioners requested that some vertical articulation occur along the building's façade. They also requested to see details for the sidewalk treatment, screening for the garage and details for River Walk access.

b. This case was reviewed a second time by the Design Review Committee on May 7, 2013. At that meeting, the applicant presented revised drawings that incorporated a number of the previously-requested items. Overall, the applicant's proposal for access to the River Walk was met favorably, particularly with the preservation of a heritage pecan that is located on the river side of the property. Preference for a curvilinear design for the public walkway was expressed. Some concerns remained regarding the parking garage treatment. It was recommended that the garage have a similar fenestration pattern or bay articulation as the building's facade. Lighting and other elements related to the garage would need to be explored thoroughly.

c. The proposed development of the site and its access to the River is consistent with the provisions of UDC Section 35-672 in terms of pedestrian circulation, parking and views.

d. The proposed new construction is consistent with the provisions of UDC Section 35-674 in terms of architectural character, mass and scale, height, materials and finishes, and façade composition.

e. Staff finds that the proposed landscaping scheme provides a lush and varied palette of plant materials, and the proposed treatment of the river side of the property will be an asset to the River Walk. However, staff finds that the proposed “grand staircase” accessing the River Walk could be scaled down to a more pedestrian level and be further integrated into the landscape.

f. Staff finds that proposed cladding for the parking garage should be further explored in order to mitigate the visual impact of the structure.

g. A phase 1 archaeological survey has been completed by the applicant as part of the re-platting process. The applicant is in compliance with archaeological requirements.

h. The applicant will be required to consult with the San Antonio River Authority regarding stormwater treatment and the implementation of Low Impact Design techniques.

i. The applicant will be required to coordinate with the City Arborist regarding a tree preservation plan for the site.

j. The existing Univision building was built circa 1955 as the headquarters for KCOR-TV, Channel 41. Founded by Raoul Cortez, KCOR-TV was the first Spanish-language television station in the United States. The station was purchased in 1962 by the Spanish International Network, which was later renamed to Univision. The property, which currently is not designated as historic, will be demolished.

Staff recommends approval with the stipulations that additional options for parking garage cladding and stair access to the River Walk are presented to the Design Review Committee prior to an applying for a Certificate of Appropriateness for final approval and that the historic and cultural significance of the site is incorporated into the final design through an interpretive sign adjacent or affixed to the screening of the proposed telecommunications yard.

#### **COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Connor to approve with the following stipulations:

1) screening of parking garage 2) massing of parking garage be further studied 3) exterior lighting on structure be shielded 4) applicant must return to staff with the compliance of the solar study 5) stair study continue with an effort to integrate it with the language of the riverwalk 6) pecan trees on site should be preserved 7) archaeological concerns be address, specifically the conclusion of the study 8) interpretive element be incorporated in the plan in an appropriate manner to commemorate and educate to the cultural contributions of KCOR 9) view of building appearance from St. Mary’s Street be expanded to give a better sense of building appearance within its context and 10) applicant must work in conjunction with San Antonio River Authority with planting plan.

**AYES: Cone, Carpenter, Laffoon, Guarino, Shafer, Connor**

**NAYS: None**

#### **THE MOTION CARRIED.**

#### **12. HDRC NO. 2013-082**

Applicant: Wesley Shearrer

Address: 206 W. Hollywood

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct an 18'x25' freestanding carport in front of the existing 2-story garage on this property. The requested carport is supported by painted steel or wood posts with painted wood beams and exposed rafters. The carport would have an asphalt shingle roof to match the garage; and

2. Install a motorized, wrought-iron gate across the existing driveway, set back 2 feet from the front façade of the main structure. The applicant has submitted two options for this request: 6-foot option and a 4'-6" option with a decorative element at the top of the gate reaching the 6-foot maximum height.

**FINDINGS:**

a. According to the Monte Vista Historic District survey, the main house at 206 W. Hollywood was built in 1922 in the Colonial Revival style. The carriage house was likely built sometime between 1922 and 1952. Both the main house and the carriage house are contributing structures to the Monte Vista Historic District.

b. The requested carport does not damage or remove any architectural features of the garage, and due to the openness of the construction, does not greatly obscure the structure consistent with the Guidelines for New Construction 2.A.

c. The proposed wrought-iron gate is consistent with fencing at the neighboring property in compliance with the Guidelines for Site Elements 2.B. As submitted, the proposed gate features a decorative embellishment that is not consistent with the Colonial Revival aesthetic. A more simple design for the gate would be more appropriate for the property.

1. Staff recommends approval of the carport as submitted.

2. Staff recommends approval of the 4'-6" wrought iron gate with the stipulation that the decorative element at the top of the gate be eliminated in favor of a more simple design.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Connor to approve the second version of the proposed wrought-iron gate with the stipulation that the crest be no more than 9".

**AYES: Cone, Carpenter, Laffoon, Guarino, Shafer, Connor**

**NAYS: None**

**THE MOTION CARRIED.**

**15. HDRC NO. 2013-069**

Applicant: Edmund and Jutta Beck

Address: 124 City St.

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a carport in front of the existing home. The proposed carport will be constructed of 8 foot tall metal posts with an open, 1 over 3 gabled, standing seam metal roof. The structure of the carport will be steel tubes to relate to the existing metal fence. The proposed carport will be 21 feet wide and 19 feet deep.

**FINDINGS:**

a. This proposal was reviewed by the Design Review Committee on April 9, 2013. At that meeting the committee noted that more information would be required to make a recommendation, specifically a site plan showing the proposed carport as well as elevation drawings to show how the property will look from the street. Staff noted concern over the proposed carport and recommended that the structure become a part of the existing lush garden with minimal structure and climbing plants. The committee also noted concern over the fact that the proposed structure will block views of the primary architectural feature on the front of the home.

- b. Constructing a carport in front of a historic home is not consistent with the Historic Design Guidelines.
- c. The site has real constraints limiting where the homeowners can park due to the narrow width of the lot and the fact that it abuts the river.
- d. Staff finds that the proposed carport design is relatively sensitive to the existing home which has a gabled roof and minimal embellishment on the porch. The simplicity of the proposed structure is appropriate for this site.
- e. The site currently has a lush front garden. A simple trellis design with climbing plants would be more consistent with the existing conditions and a less obtrusive solution to the applicant's need for a covered parking space.
- f. The overall design of the proposed carport is relatively minimal in an attempt to maintain views of the existing historic home from the public right-of-way. Similarly, the applicant's proposal to have climbing plants placed at the base of the carport's posts is an appropriate screening method and will help it blend into the existing front garden.
- g. Currently, the homeowners park on the area where the carport is proposed to be installed and the surface of this section of the front yard is brick pavers with grass growing between them to help minimize their visual impact and maintain the appearance of a planted front yard. This proposal will not require the addition of new impervious cover, in keeping with the Historic Design Guidelines for Site Elements, Section 3.B.i.

Staff recommends approval as submitted based on findings c through g.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Carpenter to approve with the stipulation that planting is added

**AYES: Cone, Carpenter, Laffoon, Guarino, Shafer, Connor**  
**NAYS: None**

**THE MOTION CARRIED.**

**16. HDRC NO. 2013-134**

Applicant: Justin & Sarah Rice

Address: 202 Club Dr.

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing concrete tile roof and replace it with a standing seam metal roof with a standard galvalume finish.

**FINDINGS:**

- a. The house at 202 Club Drive was construction circa 1929 in the Tudor Revival style with Spanish Eclectic influences. It is a unique and contributing property to the Monticello Park Historic District. This house features a concrete, cast tile roof designed to simulate the appearance of a clay barrel tile roof with finials at each gable. Although not confirmed by the Sanborn Maps, the concrete tile roof is likely original to the structure.
- b. In its current state, the tiles are cracked and in need of repairs. According to the applicant, repair work has proven difficult because the roof is brittle, and attempts at repairs have resulted in further damage. Staff finds that the conditions of the roof warrant replacement.
- c. Staff finds that an in-kind replacement of the concrete tiles may be difficult because similar materials are not common nor found locally. However, a new material that is similar in appearance to the concrete clay tile would be appropriate. The appearance of the roof is a character-defining feature of this property and should be maintained.

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d. Tudor Revival homes historically featured shingled or tiled roofs. Standing seam metal roofs were not used historically in Tudor Revival homes. Staff finds that a standing seam metal roof would not be appropriate considering the style of the house.

Staff does not recommend approval as submitted. Staff recommends that another material that mimics the appearance of the current roof be used, such as clay barrel tile or stone-coated metal tile with replicated finials. If these options are not feasible, a standard shingle roof would be more appropriate than standing seam.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Shafer to approve standing seam with the stipulations that the applicant consult with staff regarding the color of materials, store salvaged materials, and that the roof meet specifications outlined in the Historic Design Guidelines.

**AYES:** Cone, Carpenter, Laffoon, Shafer, Connor

**NAYS:** Guarino

**THE MOTION CARRIED.**

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 5:30 P.M.

APPROVED



Tim Cone  
Chair